

# SAN ANTONIO PLANNING COMMISSION MINUTES



January 13, 2010



2:00 P.M.

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Andrea Rodriguez

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



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Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEM

### A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Interviews for TAC candidates

## 2. 2:03 P.M.– Call to Order, Board Room

## 3. Roll Call – Present: Hartman, Limon, Briones, Rodriguez, Chao, Sherrill, Lindhorst, Martinez Absent: Burke

## 4. Citizens to be heard - None

## 5. Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem

*Motion: Commissioner Limon nominates Commissioner Hartman for Chair*

*Second: Commissioner Martinez*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

*Motion: Commissioner Martinez nominates Commissioner Rodriguez for Vice Chair*

*Second: Commissioner Briones*

*In Favor: Martinez, Lindhorst, Briones*

*Opposed: Sherrill, Hartman, Chao*

*Abstained: Rodriguez, Limon*

*Motion Fails*

\* Project is located in the Camp Bullis Notification Area.

*Motion: Commissioner Rodriguez nominates Commissioner Limon for Vice Chair*  
*Second: Commissioner Hartman*  
*In Favor: Sherrill, Limon, Hartman, Chao, Rodriguez*  
*Opposed: Martinez, Lindhorst, Briones*  
*Motion Passes*

*Motion: Commissioner Limon nominates Commissioner Rodriguez for Chair Pro-Tem*  
*Second: Commissioner Chao*  
*In Favor: Unanimous*  
*Opposed: None*  
*Motion Passes*

6. Interview and Consideration of resolutions appointing and reappointing members to the Planning Commission Technical Advisory Committee. (Planning and Development Services, by Elizabeth Carol)

- A. Appoint Paul Denham as an Engineering Representative
- B. Appoint Trey Marsh as a Development Community Representative
- C. Appoint Nick Harris as a Community at Large member
- D. Appoint Christine Vina as a Community at Large member
- E. Reappoint Susan Wright as a Zoning Commissioner member
- F. ~~Reappoint Charles M. Bartlett as a Parks and Recreation member~~ **PULLED**
- G. Reappoint Lewis Fisher as a Historic/Environmental member

*Motion: Commissioner Lindhorst to appoint Mr. Denham to the TAC as an Engineering Rep.*  
*Second: Commissioner Martinez*  
*In Favor: Unanimous*  
*Opposed: None*  
*Motion Passes*

*Motion: Commissioner Lindhorst to appoint Mr. Marsh to the TAC as a Dev. Comm. Rep.*  
*Second: Commissioner Rodriguez*  
*In Favor: Unanimous*  
*Opposed: None*  
*Motion Passes*

*Motion: Commissioner Lindhorst to appoint Mr. Harris to the TAC as a Comm. at Large Member*  
*Second: Commissioner Martinez*  
*In Favor: Unanimous*  
*Opposed: None*  
*Motion Passes*

*Motion: Commissioner Lindhorst to appoint Ms. Vina to the TAC as a Comm. at Large Member*  
*Second: Commissioner Sherrill*  
*In Favor: Unanimous*  
*Opposed: None*  
*Motion Passes*

*Motion: Commissioner Lindhorst to reappoint Ms. Wright to the TAC as Zoning Commission Member*  
*Second: Commissioner Limon*  
*In Favor: Unanimous*  
*Opposed: None*  
*Motion Passes*

*Motion: Commissioner Lindhorst to reappoint Mr. Fisher to the TAC as a Historic/Environ. Member*  
*Second: Commissioner Chao*  
*In Favor: Unanimous*  
*Opposed: None*  
*Motion Passes*

**7. PUBLIC HEARING – Chair Opened Public Hearing**

**REPLATS W/ WRITTEN NOTIFICATION:**

- A. 080423      ASR 3 PUD Lot 67**  
(On the north side of Paraiso Bluff, west of Miranda Ridge)
- B. 090358      Laura Heights Unit 6 PUD**  
(On the east side of Mill Path, north of Nixon Point)
- C. 100027      Shearer Oaks, Lots 55 and 56\***  
(West of Blanco Road, on the north side of Cadillac Drive)

*Chair Closed Public Hearing*

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**CONSENT AGENDA**

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PUBLIC HEARINGS FOR ITEMS 8-10 HELD ABOVE:**

- 8.      080423      ASR 3 PUD Lot 67**  
(On the north side of Paraiso Bluff, west of Miranda Ridge)
- 9.      090358      ~~Laura Heights Unit 6 PUD~~ - *Pulled to Individual Consideration***  
(On the east side of Mill Path, north of Nixon Point)
- 10.      100027      Shearer Oaks, Lots 55 and 56\***  
(West of Blanco Road, on the north side of Cadillac Drive)

**PLATS:**

- 11.      080178      Kinder Parkway, Unit 2\***  
(Extending Kinder Parkway from Kinder Bluff)
- 12.      080196      BCB – Inner Circle Dr., Unit 2**

(Extending Inner Circle Drive from Research Plaza)

13. 090147 **Los Caballero's**  
(On the north side of Thousand Oaks, on the west side of Wetmore Road)
14. 090168 **Bandera Derby**  
(On the south side of Bristlecone Drive, east of Bandera Road)
15. 090336 **Lily & Daisy**  
(On the west side of North Vandiver Road, north of Byrnes Drive)

*Motion: Commissioner Martinez to approve consent items less item# 9.*  
*Second: Commissioner Rodriguez*  
*In Favor: Unanimous*  
*Opposed: None*  
*Motion Passes*

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### INDIVIDUAL CONSIDERATION

- 09.090358 **Laura Heights Unit 6 PUD**  
(On the east side of Mill Path, north of Nixon Point)

*Record: Commissioner Lindhorst and Briones left the room at 2:17 PM*  
*Motion: Commissioner Martinez to follow staffs recommendation for approval.*  
*Second: Commissioner Sherrill*  
*In Favor: Hartman, Limon, Rodriguez, Chao, Sherrill, Martinez*  
*Opposed: None*  
*Recusal: Commissioner Lindhorst and Briones*  
*Motion Passes*

#### PLAT:

16. 100014 ~~The Rim, Unit 14\*~~ (Pending complete filing) - **PULLED**  
(East of I H 10, south of Old Camp Bullis Road)

#### VARIANCE:

17. **FPV 10-004 Mid-Beitel Drainage Project (SC-5)** (floodplain)  
(Beitel Creek between Moraga Street and Cobb Street)

*Record: Commissioner Lindhorst and Briones returned to the room at 2:19 PM*  
*Record: Commissioner Briones left the room at 2:20 PM*  
*Motion: Commissioner Martinez to follow staffs recommendation for approval.*  
*Second: Commissioner Lindhorst*  
*In Favor: Martinez, Lindhorst, Hartman, Limon, Rodriguez, Chao, Sherrill*  
*Opposed: None*  
*Recusal: Commissioner Briones*  
*Motion Passes*  
*Record: Commissioner Briones returned to the room at 2:21 PM*

**COMPREHENSIVE MASTER PLANS:**

18. **Update Number U10001** Public hearing and consideration of a resolution to recommend to City Council an update to the Land Use Plan and the text of the Land Use Plan section of the Camelot I Neighborhood Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" for the area generally bound by Walzem Road to the north, Woodlake Parkway to the east, Eisenhower Road to the south, and the City of Windcrest to the west. (Planning and Development Services Department by Loretta Olison)

Loretta Olison – (PDSD) Presented and answered Commissioner questions

Connie Meiners – Spoke in favor

Orson Kinney – Spoke in favor

*Motion: Commissioner Rodriguez to follow staffs recommendation for approval*

*Second: Commissioner Chao*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

19. **Update Number U10002** Public hearing and consideration of a resolution to recommend to City Council an update to the Land Use Plan and supplements to the text of the Plan Elements and Land Use Classification sections of the Kelly/S. San PUEBLO Community Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" for the area generally bound by Highway 90 to the north, Frio City Road and Zarzamora Street to the east, Military Drive to the south, and Port San Antonio to the west. (Planning and Development Services Department by Sidra Maldonado)

Sidra Maldonado – (PDSD) Presented and answered Commissioner questions

Emil Moncivais – Spoke in favor

Demetrio Jimenez – Concerned with possible increase in property taxes.

Andrea Giles – (PDSD) Spoke to the Commissioners and answered questions.

Juan Gonzales – Concerned with possible decrease in business and increase in taxes.

*Motion: Commissioner Martinez to follow staffs recommendation for approval*

*Second: Commissioner Chao*

*In Favor: Unanimous*

*Opposed: None*

*Motion Passes*

**OTHER ITEMS:**

20. Approval of the minutes for the December 18, 2009 Planning Commission meeting

*Motion: Commissioner Chao to approve December 18, 2009 minutes as is.*

*Second: Commissioner Sherrill*

*In Favor: Chao, Sherrill, Briones, Rodriguez, Hartman, Lindhorst, Martinez*

*Opposed: None*

*Abstained: Commissioner Limon*

*Motion Passes*

21. Director's report – **Fernando De Leon**

*The Tree Committee Meeting that was scheduled for January 19<sup>th</sup>, is now rescheduled to January 26<sup>th</sup>.*

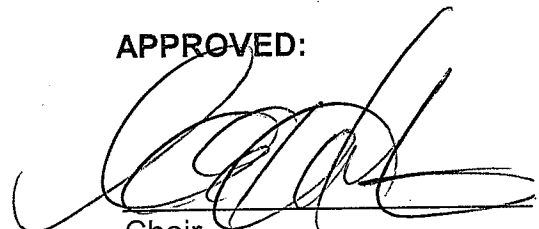
22. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

23. **ADJOURNMENT** -There being no further business, the meeting was adjourned at 2:56 PM.

**ATTEST:**

  
Executive Secretary

**APPROVED:**

  
Chair